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Subject: [External] 2645 21 ST SW - LOC2023-0142 - DMAP Comment - Wed 9/20/2023 9:44:32 AM
Date: Wednesday, September 20, 2023 9:44:36 AM

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Application: LOC2023-0142

Submitted by: Ari Rombough

Contact Information

Address: 2212 26th Ave SW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Privacy considerations, Traffic impacts, Offsite impacts, Other

What are the strengths and challenges of the proposed:

There are no strengths to this proposed land use change. Given that our house is situated between ongoing development at 2224 and 2220 26th Ave SW (to the West of us), and will be subjected to more disruption to the South of us for the Calgary 26th Ave street development project, the development for LOC2023-0142 (directly East of us) will cause deeply serious impacts to me and my family.

Will the proposed change affect the use and enjoyment of your property? If so, how?

Yes. We cannot open windows in the warmer months. The vibrations, noise, and air pollution from construction cause dysregulation and headaches for my two neurodiverse children and partner, we cannot play outside in the backyard as an option to help our children, and I have developed Asthma symptoms in the last three months which I haven't had issues with in almost 20yrs. Black dust is collecting on our East windows. Dust from the street construction and this development will be devastating.

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you

see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

This development does not contribute to a "great community". In the most prominent ways, the constant construction in our direct vicinity is highly disruptive to our mental and physical health and our general quality of life. There isn't anything we can do to manage the impacts unless the city takes our comments into consideration and stops the development, or at the very least, spaces out the proposals so we don't have such drastic consequences to our lives.

How will the proposed impact the immediate surroundings?

I've outlined the physical and mental impacts that more noise and air pollution, as well as vibrations, would have on my family members including mental decline, headaches, dysregulation due to sensory overload, Asthma, and ability to enjoy or utilize the backyard or open our windows in hotter months. The construction to the East of us has shown that our street parking will be impacted by this development as large vehicles constantly take the spaces in front of our home to support the constructi

General comments or concerns:

In addition to the reasons I've provided for why we oppose the development, I feel it's necessary to point out that the demolition of lower income homes and the construction of new higher income homes is detrimental to the success of a sustainable economy and our neighborhood is littered with growing gentrification. Unless these newer homes have been earmarked for subsidized or affordable housing, the noise/air pollution or quality of life impacts are only one aspect of the consequence in our communities. How will lower income families support working downtown if we are forced to into long commutes or worse, have to move out of the city and change everything we've built? How do we access AHS support for our children with special needs if driven out of our home? How do we provide stability for our special needs children if have to move or change schools? We are some of the last lower income rental families in this community and we have lived in this neighborhood for 13yrs. We are seeing in real time the despair and hopelessness of poor people being evicted to make way for richer people and it's heartbreaking. Besides the quality of life and health impacts, this ethical issue is much larger and something I hope the City will consider.

Attachments: